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Message Text

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PAGE 01 BELGRA 00983 121503Z

70
ACTION FBOE-00

INFO OCT-01 EUR-12 ISO-00 A-01 /014 W
---------- 051031
R 121359Z FEB 76
FM AMEMBASSY BELGRADE
TO SECSTATE WASHDC 5604
INFO DIA WASHDC

UNCLAS BELGRADE 983

STATE FOR A/FBO AND EUR/EX

DIA FOR DO AD, OM, SG FPR A A-6 & CC-1

E.O. 11652: NA
TAGS: BLDG
SUBJ: LONG TERM LEASE PROPOSAL

REF: LEASE DIA-YU-ID-10, FIVE-YEAR LEASE

1. TO ENSURE REASONABLE RENTAL RATES ON RESIDENCE FOR FUTURE SENIOR SERVICE ATTACHES IN VIEW OF THE EXTREMELY TIGHT HOUSING SITUATION IN BELGRADE, THE DEPARTMENT MAY WISH TO AUTHORIZE THE EXECUTION NOW OF LONG-TERM LEASE ON THIS PROPERTY.

2. THE PRESENT FIVE-YEAR LEASE, WHICH EXPIRES JUNE 30, 1978 IS FOR AN ANNUAL RENT OF N.D. 128,160 ($7184); THE MONTHLY RENT IS $600. THE EMBASSY BELIEVES THE RATE RENEWAL OPTION ON THIS LEASE FOR AN ADDITIONAL PERIOD OF 5 YEARS WILL BE AT A RATE OF APPROXIMATELY $1200 PER MONTH OR $72,000 FOR THE FIVE YEARS. THIS REPRESENTS AN INCREASE OF 100 PERCENT OVER THE CURRENT RENTAL RATE OF 20 PERCENT INCREASE EACH YEAR DURING THE CONTRACT PERIOD.

3. THE LESSOR IS WILLING, HOWEVER, TO SIGN A CONTRACT FOR ADDITIONAL TWENTY YEARS I.E. FROM JULY 1, 1978 BY JUNE 30, 1998 TO BE PAID IMMEDIATELY AT SIGNING OF CONTRACT FOR THE ENTIRE PERIOD IN ADVANCE. THE NEW MONTHLY RENTAL WOULD BE 18,900.00 N.D. OR $1090 PER MONTH OR A TOTAL OF
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4,320,000.00 N.D. OR $242,153 FOR THE ENTIRE PERIOD. THE

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PERCENTAGE INCREASE OF THE RENT IN THE NEW PROPOSAL WOULD
BE APPROXIMATELY 3.9 PERCENT PER YEAR FOR THE DURATION OF 20
YEARS. AS THE PRESENT OFFER IS VALID UNTIL MAY 31, 1976
THE EMBASSY WOULD APPRECIATE RECEIVING INSTRUCTIONS.
SILBERMAN

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NNN

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Message Attributes

Automatic Decaptioning: X
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Draft Date: 12 FEB 1976
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
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Document Unique ID: 00
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Executive Order: N/A
Errors: N/A
Film Number: D760054-0556
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Handling Restrictions: n/a
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ISecure: 1
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